



DONALD L. WOLFE, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

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IN REPLY PLEASE

REFER TO FILE: **PJ-2**

April 17, 2007

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**LAC+USC MEDICAL CENTER REPLACEMENT PROJECT  
AUTHORIZE SUPPLEMENTAL AGREEMENT 1  
JACOBS FACILITIES, INC.; CONTRACT PW-11848  
SPECS. 6550; C.P. 70787  
SUPERVISORIAL DISTRICT 1  
3 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER THAT  
YOUR BOARD:**

Award and authorize the Director of Public Works to execute Supplemental Agreement 1 to Consultant Services Agreement PW-11848 with Jacobs Facilities, Inc. (JFI), formerly CRSS Contractors, Inc., to provide additional construction management services for a \$3,300,000 not-to-exceed amount.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approving the recommended action will provide sufficient funding for JFI to provide construction management services for the remaining construction duration.

On June 16, 1998, your Board awarded Agreement PW-11848 to JFI for \$47,600,000 to provide construction management services, which would ensure that the project components are designed and constructed within the approved budget scope and schedule.

Under the terms of this Agreement, JFI acts as an extension of Public Works staff providing numerous construction management and support services for which they are compensated on a time-and-materials basis. These services are critical to successfully completing the replacement project. They include such things as scheduling; cost estimating; managing submittals, requests for information, and change orders; procuring medical equipment; resolving construction issues in the field; managing the project budget and providing cost control; and coordinating with Health Services staff on issues related to move-in and occupancy of the new facility. The time-and-materials payment structure of JFI's Contract is typical of Construction Management Agreements to provide flexibility for the numerous and varied services that may be needed over the life of a project.

The Supplemental Agreement is needed for two reasons. First, the construction completion date has extended beyond what was originally projected in JFI's Contract. These extensions have been due to various construction change orders as well as weather delays. Second, over the nine years of this Contract, additional services have been needed beyond what was originally forecasted. This was due in part to more stringent requirements from the Office of Statewide Health Planning and Development for construction phase documentation, such as plans and bulletins, all of which had to be prepared and managed. In addition, JFI was requested to provide staff to assist with move transition planning, commissioning, community outreach, and the evaluation of project alternatives.

The proposed Supplemental Agreement provides for a continuation of JFI services, including interfacing construction activities with Health Services fit-up activities, through project closeout, which is presently scheduled for fall 2007.

### **FISCAL IMPACT/FINANCING**

There is sufficient appropriation in the existing project budget (C.P. 70787) for the award of the Supplemental Agreement. The recommended Supplemental Agreement with JFI for a \$3,300,000 not-to-exceed amount will bring the total Contract value with JFI to \$50,900,000. The recommended supplement will be funded through the use of the consultant and vendor services category included in the current project budget.

This Supplemental Agreement represents a 6.9 percent increase in the original Contract amount.

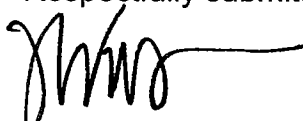
The Honorable Board of Supervisors  
April 17, 2007  
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We have reviewed this recommendation with the Project Advisory Committee, and the members do not concur. This Supplemental Agreement is considered to be within the scope of the project.

**CONCLUSION**

Please return an adopted copy of this letter to the Chief Administrative Office (Capital Projects Division) and Public Works.

Respectfully submitted,

  
for DONALD L. WOLFE  
Director of Public Works

DAVID E. JANSSEN  
Chief Administrative Officer

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cc: County Counsel  
Department of Health Services (Fred Leaf)  
Project Advisory Committee (A. Redmond Doms, Jerry Epstein, Nick Patsaouras)